



Honorable Gary Spraker  
United States Bankruptcy Judge



Entered on Docket  
March 18, 2021

John D. Fiero (CA Bar No. 136557)  
[PRO HAC VICE APPROVED]  
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*Local Counsel to Special Litigation Counsel to  
Kavita Gupta, Chapter 11 Trustee*

**UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF NEVADA**

In re:

DESERT OASIS APARTMENTS, LLC,  
  
Debtor.

Chapter 11

Case No.: BK-S-18-12456-GS

Hearing Date: December 10, 2020  
Hearing Time: 9:30 a.m.

**ORDER APPROVING APPLICATION OF THE CHAPTER 11 TRUSTEE  
FOR ORDER APPROVING EMPLOYMENT OF GHANDI DEETER BLACKHAM  
AS LOCAL COUNSEL FOR PACHULSKI STANG ZIEHL & JONES LLP  
AS PROPOSED SPECIAL LITIGATION COUNSEL**

1 Kavita Gupta, the duly appointed Chapter 11 Trustee in the above-captioned bankruptcy  
 2 case (the “**Trustee**”), filed an *Application for Order Approving Employment of Ghandi Deeter*  
 3 *Blackham as Local Counsel for Pachulski Stang Ziehl & Jones LLP as Special Litigation*  
 4 *Counsel* (the “**Application**”) pursuant to Bankruptcy Code sections 327(a) and 330 and Federal  
 5 Rule of Bankruptcy Procedure 2014(a), which came on for hearing before the Court at the  
 6 above-referenced date and time. All appearances were duly noted on the record.

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 8 The Court having reviewed the Application and all matters submitted therewith; no  
 9 objections having been filed; notice of the Application having been proper; it appearing that  
 10 Ghandi Deeter Blackham (“**GDB**”) neither holds nor represents any interest adverse to the  
 11 estate in the matters on which it is to be employed as special litigation counsel, that GDB is  
 12 disinterested, that the employment of GDB is in the best interests of the estate; that GDB has  
 13 acknowledged a continuing duty to supplement disclosures required pursuant to Federal Rules  
 14 of Bankruptcy Procedure 2014 and 2016; that GDB has acknowledged a fiduciary duty to the  
 15 Chapter 11 Trustee; the Court having made additional findings and conclusions on the record  
 16 pursuant to Bankruptcy Rule 7052; and good cause appearing therefore,

17 **IT IS HEREBY ORDERED** that:

- 18 1. The Application is GRANTED in its entirety.
- 19 2. The Trustee is hereby authorized to retain GDB as Local Counsel for PSZJ as  
 20 special litigation counsel pursuant to Bankruptcy Code sections 327(a) and 330  
 21 *nunc pro tunc* to October 21, 2020.
- 22 3. GDB shall have a continuing duty to supplement disclosures required pursuant to  
 23 Federal Rules of Bankruptcy Procedure 2014 and 2016.
- 24 4. Ghandi Deeter Blackham has withdrawn the request for Section 328 relief.

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1 **IT IS SO ORDERED.**

2 Submitted by:

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4 GHANDI DEETER BLACKHAM

5 By: /s/ Shara L. Larson

6 Shara L. Larson, Esq.  
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8 Las Vegas, Nevada 89101  
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**RULE 9021 CERTIFICATION**

In accordance with LR 9021, an attorney submitting this document certifies that the Order accurately reflects the court's ruling and that (check one):

- ☐ The court has waived the requirement set forth in LR 9021 (b)(1).
- ☐ No party appeared at the hearing or filed an objection to the motion.
- ☒ I have delivered a copy of this proposed order to all counsel who appeared at the hearing, and any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated.

	APPROVED	DISAPPROVED	NO RESPONSE
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John Nemecek*	X		
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\*By: /s/ Edward M. McDonald Esq. Trial Attorney Office of the US Trustee

Kevin Coleman			X
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Jerrold Lyle Bregman			X
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- ☐ I certify that this is a case under Chapter 7 or 13, that I have served a copy of this order with the motion pursuant to LR 9014(g), and that no party has objected to the form or content of the order.

/s/ Shara L. Larson  
Shara L. Larson, Esq.

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